



# City of NORFOLK

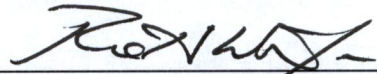
C: Dir., Department of City Planning

To the Honorable Council  
City of Norfolk, Virginia

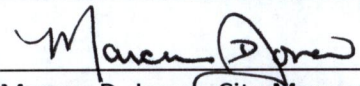
April 28, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from C-2 (Corridor Commercial) to conditional R-14 (High Density Multi-Family) – Albert Viola**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from C-2 to R-14 to permit a 40-unit apartment use on the site.
- IV. **Applicant:** Albert Viola
- V. **Description**
  - Prior to 2011, this vacant site was developed as a mobile home park.
  - The applicant is proposing to conditionally rezone the property to allow for a 40-unit multi-family development.
  - The applicant is proposing a three-story building with 40 dwelling units.
  - The proposed structure is a 'U' shaped building with parking located under the building on the first floor and a courtyard in the middle.
  - Access to the site is proposed from Shore Drive.

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated March 26, 2015 with attachments
- Proponents and Opponents
- Ordinance



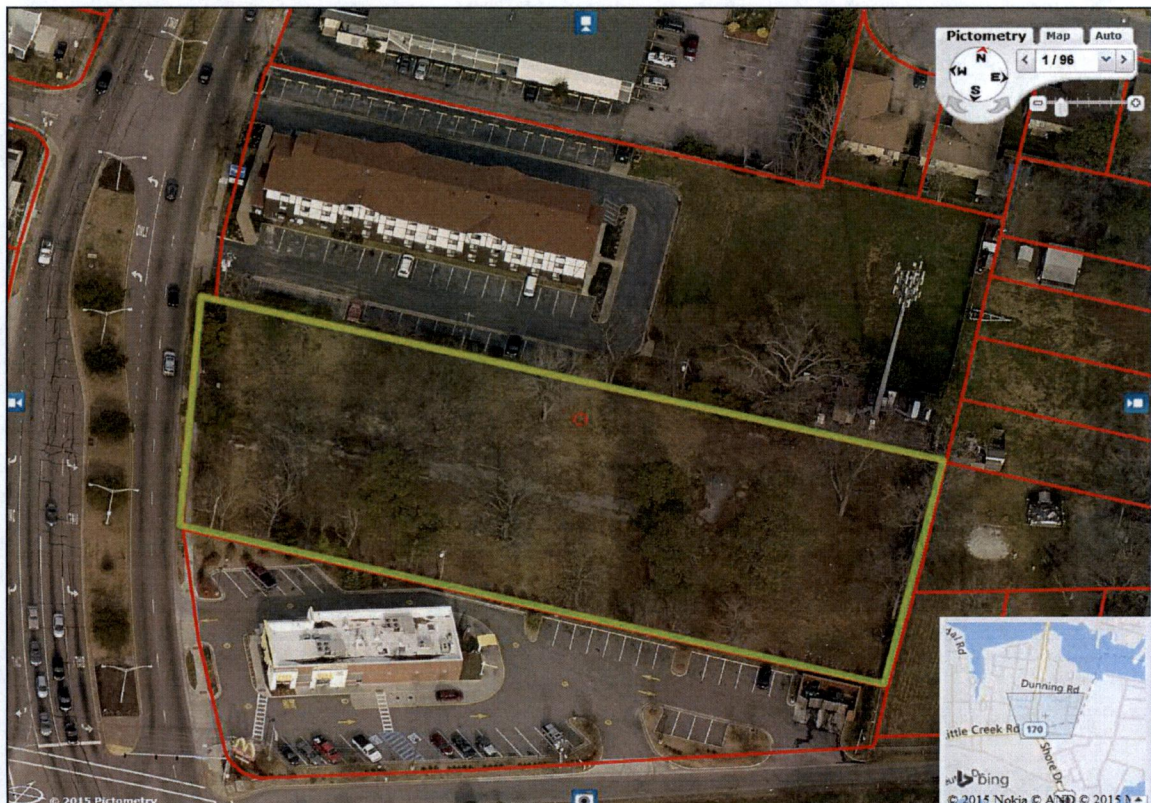
# City of NORFOLK

## Planning Commission Public Hearing: **March 26, 2015**

Executive Secretary: George M. Homewood, AICP, CFM *GH*

Staff: Susan Pollock, CFM *SP*

Staff Report		Item No. 3	
Address	7922 Shore Drive		
Applicant	Albert Viola		
Request	Change of Zoning		
Property Owner	Darren King		
Site Characteristics	Site Area	1.6 Acres	
	Zoning	From: C-2 (Corridor Commercial)	To: R-14 (High Density Multi-Family)
	Neighborhood	East Ocean View	
	Character District	Suburban	
Surrounding Area	North	C-2: Super 8 Hotel; M-Star Hotel	
	East	R-11 (Multi-Family Moderate Density) Mix of residential uses	
	South	C-2: McDonalds; Virginia Beach city line	
	West	C-2: Retail Sales and Services	



### A. Summary of Request

- This agenda item was originally scheduled for the February 26, 2015 Planning Commission public hearing; due to inclement weather, the hearing was cancelled and all agenda items have been rescheduled for the March 26, 2015 public hearing.
- Prior to 2011, this vacant site was developed as a mobile home park.
- The applicant is proposing to conditionally rezone the property to allow for a 40-unit multi-family development.
- The applicant is proposing a three-story building with 40 dwelling units.
- The proposed structure is a 'U' shaped building with parking located under the building on the first floor and a courtyard in the middle.
- Access to the site is proposed from Shore Drive.

### B. Plan Consistency

- *plaNorfolk2030* designates this site as commercial.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the commercial land use category as a location for a broad range of retail, hotel, and office uses located along arterial roadways, near transit hubs, or in neighborhood-serving nodes.
  - It further states that these areas may include residential uses, typically located above the ground floor in a mixed use development.
- The Identifying Land Use Strategies chapter also calls for new multifamily housing to be developed with height, building placement, and massing consistent with surrounding development, appropriately-sized and sited open space and parking, and adequate landscaping, buffers, and pedestrian access.
- Given that this location meets all of the criteria set forth in the description of the commercial designation, the designation is appropriate here.
- In order to be fully consistent with *plaNorfolk2030*, the proposed development must have a form that is compatible in scale and massing with surrounding development and must meet the parking, open space, and landscaping standards established in the ordinance.
  - The proposed developed will have to comply with all standards, including parking, landscaping and stormwater requirements, of the *Zoning Ordinance*.
  - The proposed elevations are compatible in massing and scale with the adjacent hotels.

### C. Zoning Analysis

#### i. General

- Although developed with a mobile home park prior to 2011, the site is zoned C-2 (Corridor Commercial) and has been since at least 1968.
- Despite the longstanding commercial zoning, and the fact that a mobile home is not a permitted use in a C-2 district, no commercial development has been proposed on the site.
- In 2006 a Market Study was done for the Ocean View Corridor.
  - The study indicated that there was an overabundance of commercially zoned property along the corridor.

ii. **Parking**

- The site is located in the Suburban Character district which requires 1.75 parking spaces per unit (70 spaces).
- The applicant is proposing 1.9 parking spaces per unit (79 spaces).
- The proposed development complies with the parking requirement for multi-family.

iii. **Flood Zone**

- The property is in an AE Flood Zone and with a 7.6 foot Base Flood Elevation (BFE).
  - The finished floor of the proposed residential structure is required to be three feet above the BFE which is 10.6 feet.
  - Parking and storage are allowed to be located below the finished floor.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that construction of 40 new multi-family style residential units on this site will generate 232 new vehicle trips per day.
- The site is near frequent transit service with Hampton Roads Transit bus routes 1 (Granby Street), 21 (Little Creek), and 22 (Newtown/Joint Expeditionary Base) all operating from the nearby transfer station located at the entrance to the Naval Amphibious Base at the intersection of Shore Drive and Little Creek Road.
- Shore Drive adjacent to the site is not identified as a severely congested corridor in the current Hampton Roads Congestion Management analysis.

**E. Impact on the Environment**

- As a new development, it will have to complete the Site Plan Review Process with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.
- The proposed project will be required to fully comply with the city's stormwater management provisions.

**F. Impact on Surrounding Area/Site**

- A large military base and a McDonald's abut the site to the south and two hotels abut the site to the north.
- The addition of a multi-family development would not have a negative impact on the surrounding land uses.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- A letter was sent to the East Ocean View Civic League on February 4.
- The applicant attended the East Ocean View Civic League meeting on Thursday, February 5, 2015.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on November 4.
- Letters were mailed to all property owners within 300 feet of the property on February 12.

Legal notification was placed in *The Virginian-Pilot* on February 12 and 19.

**J. Recommendation**

Staff recommends that the rezoning be **approved** subject to the following proffered conditions:

1. The property shall be developed substantially in conformance with the plan entitled "Village Green at the Bay" prepared by Land Planning Solutions date January 29, 2015.
2. The maximum number of dwelling units shall not exceed 40.
3. Covered parking will be provided underneath the building.
4. The development will be reviewed and approved through the Architectural Review Board process.

**Attachments**

Zoning Map

Application

Letter to East Ocean View Civic League

## **Proponents and Opponents**

### **Proponents**

Albert Viola  
205b 60<sup>th</sup> Street  
Virginia Beach, VA 23451

John Greene  
President, East Ocean View Civic League  
4720 E. Beach Drive  
Norfolk, VA 23518


### **Opponents**

Michael Shahan  
8021 Buffalo Avenue  
Norfolk, Virginia 23518

Form and Correctness Approved

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 7922 SHORE DRIVE FROM C-2 (CORRIDOR COMMERCIAL) TO CONDITIONAL R-14 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 7922 Shore Drive is hereby rezoned from C-2 (Corridor Commercial) to Conditional R-14 (Multi-family Residential). The property which is the subject of this rezoning is more fully described as follows:

Property fronting 177 feet, more or less, along the eastern line of Shore Drive, beginning 161 feet, more or less, from the northern line of East Little Creek Road and extending northwardly; premises numbered 7922 Shore Drive.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) The property shall be redeveloped with a multi-family condominium buildings laid out substantially in accordance with the plan entitled "Village Green at the Bay - Rezoning Exhibit," dated January 29, 2015, prepared by Land Planning Solutions, attached hereto and marked as "Exhibit A".
- (b) The maximum number of dwelling units on the property shall not exceed 40.
- (c) Covered parking will be provided under the principal buildings.
- (d) The principal buildings shall be designed in accordance with the elevation plans attached hereto and marked as "Exhibit B".

- (e) A rooftop recreation space shall be provided on each of the principal buildings.
- (f) The materials and colors for the exterior of the buildings shall conform to those approved by the City's Architectural Review Board on March 23, 2015.
- (g) Building exteriors shall be comprised of approximately 40% masonry, 20% vertical board and batten vinyl siding, 20% "rough sawn cedar" vinyl siding, and 20% 0.045 grade beaded vinyl siding.
- (h) Pedestrian walkways shall be incorporated into the site in order to access the public sidewalk along Shore Drive.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)  
Exhibit B (1 page)

## SITE DATA:

Account No.: 39680800  
 GPIN: 1550725276  
 Property Address: 7922 Shore Dr  
 Total Parcel Size: +/-1.62 Acre(s)  
 Current Zoning: C-2

**Proposed Zoning:** R-14  
**Max Density:** 33 du/ac  
**Min Lot Area per Unit:** 1,333 s.f.  
**Front Yard:** 20'  
**Side Yard:** 10'  
**Rear Yard:** 25'  
**Open Space Req.:** 35% (24,709 s.f.)

Total Proposed Units: 40  
Proposed Density: 25 du/ac  
Lot Area per Unit: +/-1,765 s.f.

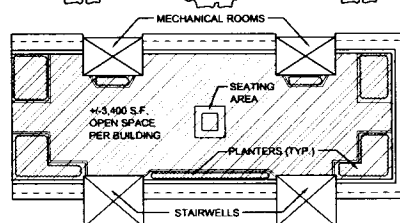
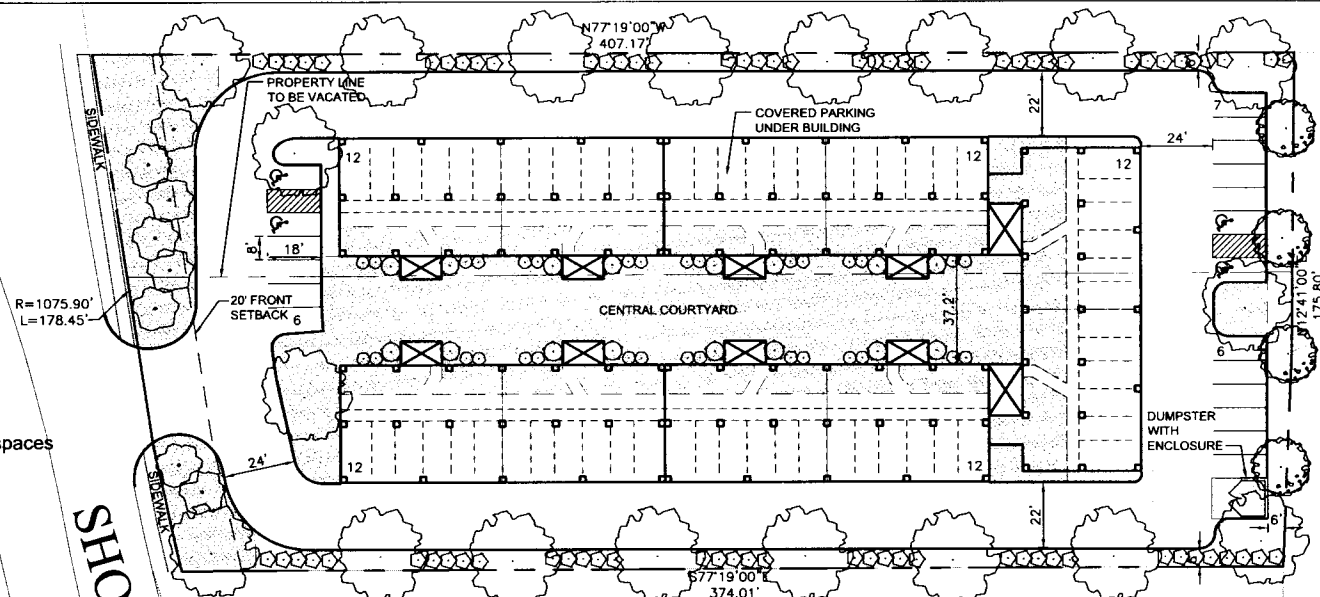
Parking Required: 1.75 per unit or 70 spaces  
Parking Provided: 79 spaces

Max Building Height Req.: 45'  
Building Height Provided: +/-35'

Open Space Provided:	+/- 17,050	██████
Roof Top Garden:	+/- 17,000	▤▤▤▤
<b>Total Open Space:</b>	<b>+/- 34,050</b>	<b>(+/-48%)</b>

**Adjacent Zoning:**

North:	C-2
South:	C-2
East:	R-11
West:	C-2



**Roof Top Plan**  
(TYP. PER BUILDING)  
NOT TO SCALE

**EAST LITTLE CREEK ROAD**

0 50 100 150

SCALE: 1"=50'



SCALE: 1"=50'

## LAND PLANNING SOLUTIONS

5857 HARBOUR VIEW BLVD. STE. 202  
SUFFOLK VA. 23435-2657  
O 757.935.9014 F 757.935.9015  
[www.landplanningsolutions.com](http://www.landplanningsolutions.com)

**VILLAGE GREEN AT THE BAY  
7922 SHORE DRIVE  
NORFOLK, VA  
REZONING EXHIBIT**

PROJECT NO.

VLA001

DATE 29JAN15

DR.	EG/RR
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SHT. # 1



STREET ELEVATION  
1/4" = 1'-0"



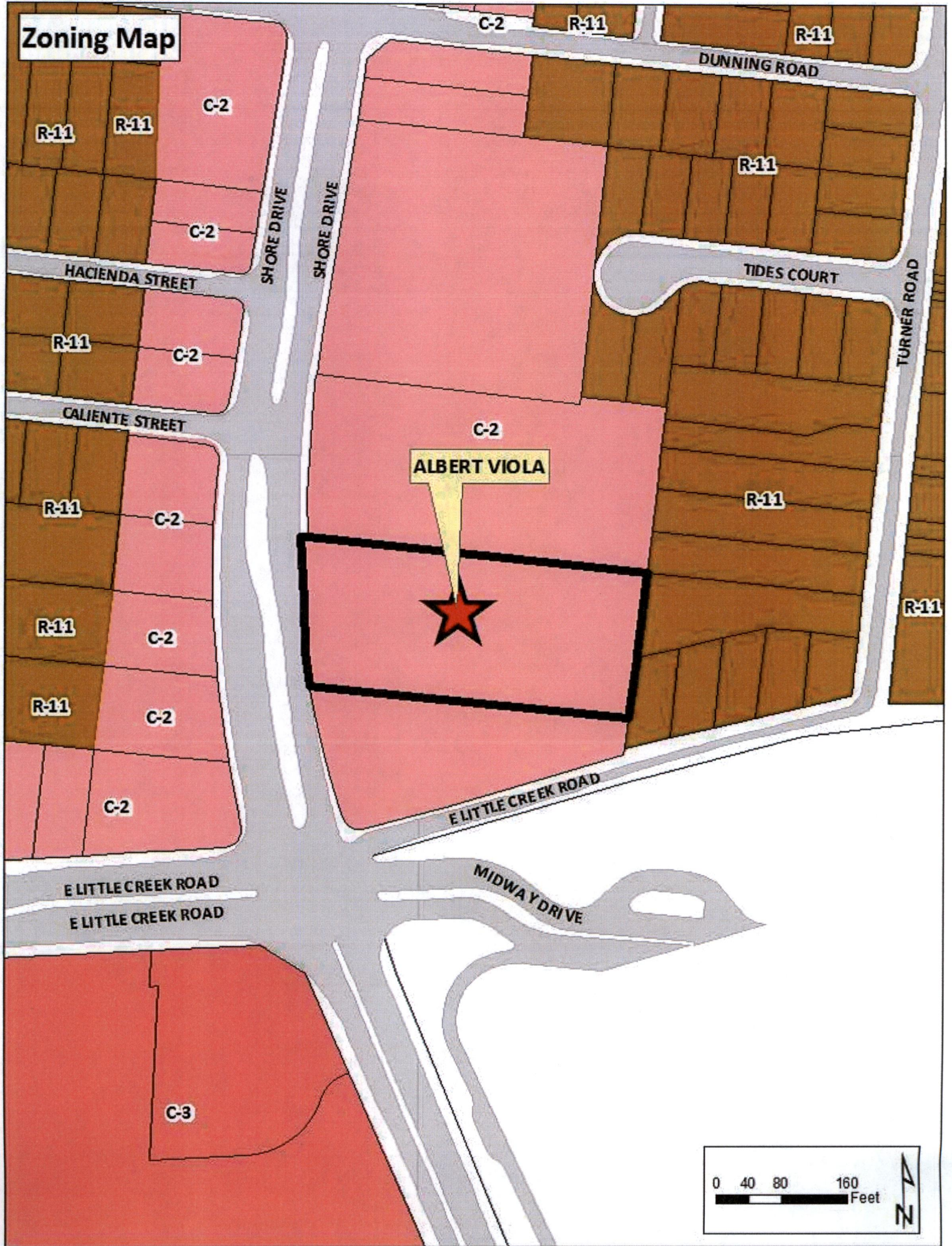
COURT ELEVATION  
1/4" = 1'-0"

LEFT ELEVATION  
1/4" = 1'-0"

## VILLAGE GREEN AT THE BAY

7922 SHORE DRIVE  
NOROLK, VA

# Zoning Map





## APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: January 12, 2015

### Conditional Change of Zoning

From: C-2 Zoning To: Conditional R-14 Zoning

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 7922 (Street Name) Shore Dr

Parcel GPIN:1550725276 Tax Account:39680800

Existing Use of Property: Vacant

Current Building Square Footage N/A

Proposed Use Multifamily Condominium Building zoned R-14

Proposed Building Square Footage +/-44,000 s.f.

Trade Name of Business (If applicable) N/A

### APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) Viola (First) Albert (MI) E

Mailing address of applicant (Street/P.O. Box): P.O. Box 1113

(City) Virginia Beach (State) VA (Zip Code) 23451

Daytime telephone number of applicant ((757) 435-2919

Fax (( ) )

E-mail address of applicant: buildrman67@aol.com

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

**Conditional Rezoning**

**Page 2**

2. Name of property owner:(Last) King (First) Darren (MI)

Mailing address of property owner (Street/P.O. box): po box 9842

(City) Norfolk (State) Virginia (Zip Code) 23505

Daytime telephone number of owner ((757) 5446618 Fax number ((757) 2220750

**CIVIC LEAGUE INFORMATION**

Civic League contact: East Ocean View - John Greene - greenie4720@yahoo.com

Date(s) contacted: January 7, 2015

Ward/Super Ward information:

**REQUIRED ATTACHMENTS**

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
  - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: 7922 Shore Drive Associates, LLC Sign: [Signature] 11/12/15  
(Property Owner or Authorized Agent Signature) (Date)

Print name: Albie Viola Sign: [Signature] 11/12/2015  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised December, 2014)

**PROFERRED CONDITIONS**

1. When property is redeveloped, it shall be a multi-family Condominium building with a site layout in accordance with the "Shore Drive Condominium – Rezoning Exhibit" dated Jan 29 2015, prepared by Land Planning Solutions.
2. The maximum number of residential units shall not exceed 40 units
3. Covered parking will be provided under the proposed building
4. A roof top passive recreational space shall be provided on each section of the building (5)
5. Building elevations shall conform to those elevations submitted and approved by the Architectural Review Board at their March 23, 2015 meeting (see attached rendering)
6. Exterior materials and colors shall conform to those submitted and approved by the Architectural Review Board at their March 23, 2015 meeting. (see attached rendering)
7. Building elevations shall be comprised of approximately 40% masonry, 20% vertical board and batten vinyl siding, 20% 'rough sawn cedar' vinyl siding and 20% .045 grade beaded vinyl siding.
8. Pedestrian walkways shall be incorporated in site design to access the city sidewalk along Shore Drive.

Signed by Albert E Viola

(developer/builder)

Department of City Planning

810 Union Street, Room 508

Norfolk, Virginia 23510

757-664-4752

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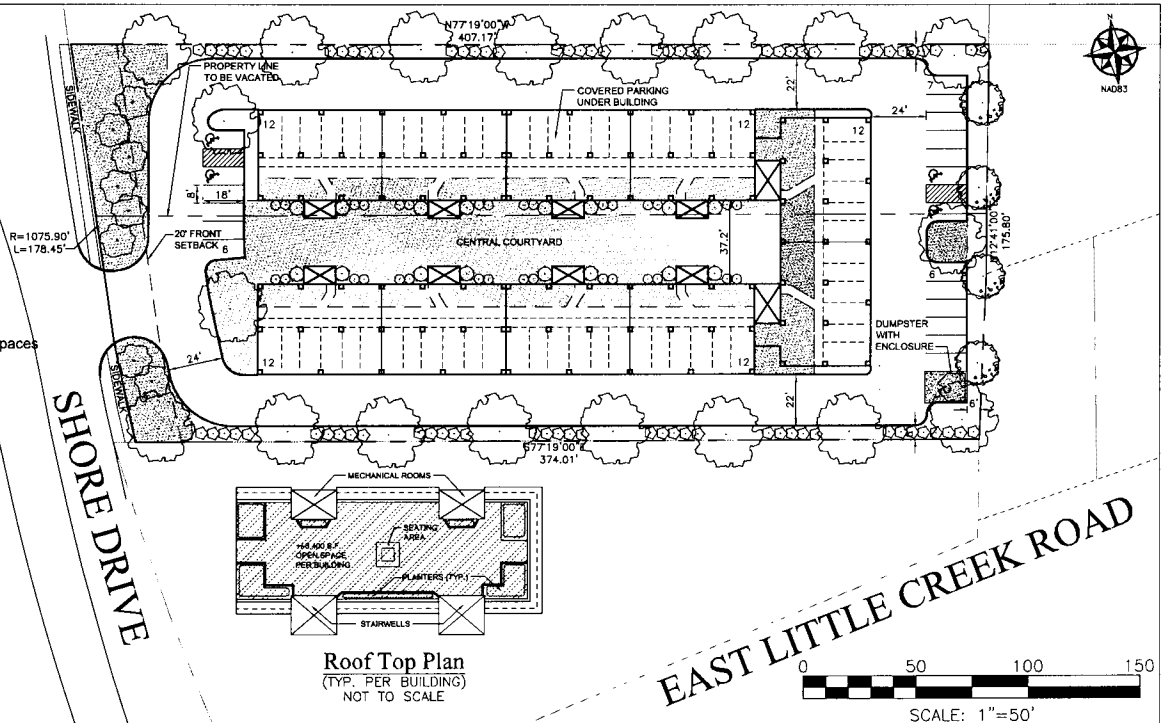
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VILLAGE GREEN AT THE BAY  
7922 SHORE DRIVE  
NORFOLK, VA  
REZONING EXHIBIT

PROJECT NO.  
VLA001  
DATE 29JAN15  
DR. EG/RR  
SHT. # 1



City of  
**NORFOLK**

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February 3, 2015

John Greene  
President, East Ocean View Civic League  
4720 East Beach Drive  
Norfolk, VA 23518

Dear Mr. Greene,

The Planning Department has received an application for a conditional change of zoning from C-2 (Corridor Commercial) to conditional R-14 (High Density Multi-Family) on property located at 7922 Shore Drive. This item is tentatively scheduled for the February 26, 2015 City Planning Commission public hearing.

**Summary**

The rezoning would allow Albert Viola to construct a 40 unit, 3 story multi-family building.

If you would like additional information on the request, you may contact the applicant, Albert Viola, at (757) 435-2919 or you may telephone me at (757) 664-4765. A copy of the complete application is enclosed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Susan Pollock'.

Susan Pollock  
Principal Planner

cc: Carlton Ransom, Senior Neighborhood Development Specialist  
[carlton.ransom@norfolk.gov](mailto:carlton.ransom@norfolk.gov) or (757) 823-4206

Councilman Smigiel at [Thomas.smigiel@norfolk.gov](mailto:Thomas.smigiel@norfolk.gov)  
Councilman Winn at [Barclay.winn@norfolk.gov](mailto:Barclay.winn@norfolk.gov)